

49-4-29

43-166

(CORRECTIVE) DEED OF DISTRIBUTION  
BY

PERSONAL REPRESENTATIVE

018818

THIS deed is made by Margaret P. Andrews and Marilyn P. Henry, Personal Representatives of the Estate of Mavis W. Proctor, Deceased, Grantors, TO Margaret P. Andrews of 7 Oakland Street, Waterville, Maine, 04901, and Marilyn P. Henry of 4 Cedar Street, Waterville, Maine, 04901, Grantees.

WHEREAS, the Last Will of Mavis W. Proctor, deceased, was duly admitted to probate in the Probate Court of Kennebec County, Maine; and

WHEREAS, Grantors were duly appointed Personal Representatives of said estate and are now qualified and acting in said capacity; and

WHEREAS, the Grantees are determined to be the persons entitled to distribution of the hereinafter described real property, and Grantors are authorized to distribute the same to Grantees.

NOW, THEREFORE, Grantors convey, assign, transfer and release to Grantees the following described real property:

A CERTAIN LOT or parcel of land with the buildings thereon situate on the northerly side of Oakland Street, in Waterville, County of Kennebec and State of Maine, identified as 7 Oakland Street (Tax Map, 49, City of Waterville, parcel #29) and further bounded and described as follows, viz:

BEGINNING at a point on the northerly side of Oakland Street which marks the southeast corner of the premises herein described and the southwest corner of land formerly of Laval LaVerdiere, now Joseph Bedard et al; then northerly along the westerly line of Bedard a distance of ninety (90) feet, more or less; then westerly twenty five (25) feet; thence northerly along the westerly line of Harvey Mitchell a distance of ninety-five (95) feet, more or less, to the northeast corner of the within described premises, and the southerly line of Frank Harding et al; thence westerly sixty six and six tenths (66.6) feet along Harding's southerly line; thence southerly eighty (80) feet, more or less, to the northerly line now or formerly of Gina Veilleux; thence, following a short jog easterly for a distance of sixteen and seven tenths (16.7) feet to the northeast corner of Veilleux; thence continuing southerly a distance of one hundred five (105) feet, more or less, along the easterly line now or formerly of Gina Veilleux to the northerly side of Oakland Street (and the southwesterly corner of the within described premises); then easterly along the northerly side of Oakland Street a distance of seventy five (75) feet, more or less, to the point of beginning.

BEING the same premises acquired by Clarence A. Proctor by the following deeds:

Warranty Deed from Mavis M. Willey to Clarence Proctor dated November 21, 1921 and recorded in the Kennebec Registry of Deeds in Book 599, Page 554;

Warranty Deed from George E. Proctor to Clarence A. Proctor dated August 6, 1924 and recorded in the Kennebec Registry of Deeds in Book 620, page 153;

Warranty Deed from Augusta F. Downs to Clarence Proctor dated September 1, 1927 and recorded in the Kennebec Registry of Deeds in Book 648, Page 83; and

Warranty Deed from George Andrews, Margaret Andrews and Marilyn (Proctor) Henry to Clarence Proctor dated February 14, 1959 and recorded in the Kennebec Registry of Deeds in Book 1143, Page 417.

EXCEPTED from the above source deeds are out-conveyances made to LaBonte in Book 684, Page 470, Laval LaVerdiere in Book 844, Page 118, and Mary Ann Harding in Book 2216, Page 264.

THE PURPOSE OF THIS DEED is to correct the underlined provisions of the above description which property was conveyed to the above Grantees by Deed of Distribution dated June 20, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3370, Page 120.

EXECUTED: August 16, 1989

Estate of Mavis W. Proctor

By: Margaret P. Andrews  
Margaret P. Andrews  
Personal Representative

By: Marilyn P. Henry  
Marilyn P. Henry  
Personal Representative

STATE OF MAINE  
KENNEBEC, SS.

Dated:

August 16, 1989

Before me, the undersigned, a notary public, duly commissioned and qualified for and residing in said county and state, personally appeared Margaret P. Andrews and Marilyn P. Henry, as Personal Representative of the Estate of Mavis W. Proctor, deceased, to me known to be the identical persons who executed the foregoing Deed of Distribution and acknowledged the same to be their free act and deed.

My Commission Expires May 7, 1995

R. Bickford Wing  
Notary Public  
Print Name: R. Bickford Wing



RECEIVED KENNEBEC SS.

1989 AUG 22 AM 9:00

WITNESSES: Theresa B. Bickford  
REGISTER OF DEEDS